

SAN ANTONIO PLANNING COMMISSION MINUTES



February 11, 2009



2:00 P.M.

Cecilia Garcia, *Chair*
Amelia Hartman, *Vice Chair*
Jose R. Limon, *Chair Pro Tem*
John Friesenhahn Dr. Sherry Chao-Hrenek
Andrea Rodriguez Christopher M. Lindhorst
Lynda Billa Burke Marcello Diego Martinez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:15 P.M., Tobin Room

- Briefing on the Americans with Disabilities Act (ADA) Implementation Plan (Judy Babbitt, and Christie Chapman, Public Works)
- Briefing on the City South Community Plan Update (Planning and Development Services)
- Steering Committee for City of San Antonio Historic Preservation Plan
- Agenda items may be discussed (Planning and Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Garcia, Hartman, Lindhorst, Limon, Friesenhahn, Chao,
Rodriguez, Martinez
Absent: Billa-Burke

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 070333 **Silverado Hills, Units 2 & 4***
(Extending Trinity Star west from Trinity Cross)

* Project is located in the Camp Bullis Notification Area.

B. 090060 Los Ninos
(West of Shetland Drive and north of Blythe Avenue)

Chairman Garcia opened the public hearing.
Chairman Garcia closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:

- 6. 070333 **Silverado Hills, Units 2 & 4***
(Extending Trinity Star west from Trinity Cross)
- 7. 090060 **Los Ninos**
(West of Shetland Drive and north of Blythe Avenue)

PLATS:

- 8. 070434 **Sonoma Verde, Unit 5A* OCL**
(On the east side of Kyle Seale Parkway, south of Vista Colina)
- 9. 070473 **Alamo Ranch Elementary/Middle School**
(On the south side of Volunteer Parkway, at Thomas Rusk)
- 10. 070580 **City Base South, Unit 1**
(At the intersection of Southton Road and Loop 410)
- 11. 080360 **Rising Moon Ranch, Unit 2***
(On the west side of Scenic Loop Road, south of Toutant Beauregard)
- 12. 080403 **Canyon Crossing, Unit 6A**
(On the south side of Fire Canyon, west of Wildcat Canyon)
- 13. 080583 **Preserve at Medina River, Unit 5A**
(Extending drainage easements south from Unit 13)

LAND TRANSACTIONS:

14. **S.P. 1362** – Request for a license to use Public Rights of Way over O'Connor Road and Knollcreek Street for a new concrete fence adjacent to NCB 17726. (Capital Improvement Management Services, by George Rodriguez, Assistant Director)

Chairman Garcia asked for a motion to approve items on the Consent Agenda.

Motion: Commissioner Martinez to approve the items on the Consent Agenda as presented.
Second: Commissioner Hartman
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

PLATS:

15. **050121 Churchill Estates, Unit 11B** time extension
(South of Huebner Road, west of Churchill Estates Boulevard)

Staff introduced the item and recommended approval.

Motion: Commission Limon to follow staff's recommendation of approval
Second: Commissioner Hartman
In Favor: Unanimous
Opposed: None
Motion Passes

VARIANCES and APPEALS:

16. **BPV 08-018 Linda Garcia** Building Permit Variance
(At the intersection of Roadrunner Way and Willow Oak Drive)

Staff introduced the item and recommended denial.

Linda Garcia, stated she is requesting a variance to the projection street requirement. She stated she originally requested a street closure or a dead end. Upon further review, she would like to amend her request to be exempt from having to pave the portion that extends beyond her property line on Willow Oak to Roadrunner Way. She further stated she has been in contact with her neighbors and they have agreed to pave their portion of the paper street, as she is being required to as per the UDC. She stated her proposal would connect Willow Oak to Roadrunner Way.

Tom Carrasco, Development Services Engineer, stated staff has reviewed the applicant's request. He stated the proposed development consists of 1 residential lot on 0.520 acres and is located near the intersection of Roadrunner Way and Willow Oak. The Unified Development Code (UDC) Article V, Section 35-506 (e) (2) states: Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the projection of streets into such unsubdivided areas. Parcels shall be arranged to allow the opening of future streets and logical further subdivision. Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith. Where streets change design in alignment and width, the applicant shall provide transition sufficient to ensure safe and efficient traffic flow. This section is not intended to require local designated streets to project into floodplains, bluffs or other natural features or existing development that has not made accommodations for connection. The applicant is requesting a variance to the projecting street requirements of the UDC and by connecting to Roadrunner Way; the applicant is creating a dead end street. Therefore, section 35-506 (e) (5) is also applicable. Section 35-506 (e) (5) states: Dead-end streets shall be prohibited except as short stubs to permit future expansion. The PDSD Staff believes the proposed variance request does not meet the intent of the UDC and is therefore disapproved.

Tim Carrasco, stated he is a homeowner in this area and at the time of construction of his home he was not required to pave the paper street as it is now required by the UDC. He stated has been working with Mrs. Garcia along with their other neighbors regarding paving their portion of the paper street at their expense however he feels there should be some exemptions for safety reasons. He expressed concerns with the increase of traffic flow into the neighborhood from Roadrunner Way.

Motion: Commission Martinez to follow staff's recommendation of denial
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

17. Approval of the minutes for the January 28, 2009 Planning Commission meeting.

Motion: Commissioner Martinez to follow staff's recommendation of approval.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

18. Director's report
 - o Budget and Department Performance
 - o Camp Bullis Awareness Zone
 - o Edwards Aquifer
 - o Haven for Hope
 - o Professional Development Opportunity – conferences and workshops
 - o River North Neighborhood Plan
 - o Technical Advisory Committee
 - o Unified Development Code
 - o Veterans Memorial
19. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
20. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:31 pm.

APPROVED



Cecilia Garcia, Chair

ATTEST:



Executive Secretary